

STAFF REPORT
September 26 2013

No. 13RZ021 - Rezoning from Low Density Residential District to Medium Density Residential District **ITEM 7**

GENERAL INFORMATION:

APPLICANT	Doyle Estes
PROPERTY OWNER	Saint Patrick LLC
REQUEST	No. 13RZ021 - Rezoning from Low Density Residential District to Medium Density Residential District
EXISTING LEGAL DESCRIPTION	Tract A Less Lot H1 and Less Lot H2, Meadow View Subdivision, located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.2 acres
LOCATION	Northeast of Catron Boulevard and Highway 16 intersection
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Park Forest District- General Agricultural District
South:	Low Density Residential District (Planned Development)
East:	General Agricultural District
West:	Medium Density Residential District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	August 19, 2013
REVIEWED BY	Robert Laroco / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Rezoning from Low Density Residential District to Medium Density Residential District be approved in conjunction with a Planned Development Designation.

GENERAL COMMENTS: The applicant has submitted a request to rezone approximately 5.2 acres of property from Low Density Residential District to Medium Density Residential District. The property is also located within a Planned Development Designation (File #01PD055). The applicant has also submitted an associated request to rezone approximately 5.6 acres of property from General Agriculture District to Medium Density

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Residential District (File #13RZ022). The applicant has indicated that both properties will be developed as multifamily housing. In addition, the applicant has submitted an application to place the adjacent property to the east in a Planned Development Designation to ensure that future development of the property will occur through the Planned Development process.

The property is located northwest of the intersection of Wellington Drive and Catron Boulevard, and is currently void of structural development.

STAFF REVIEW: Staff has reviewed this proposed rezoning for conformance with the four criteria for review of zoning map amendments established in Section 17.54.040(D)(1). A summary of staff findings are outlined below.

The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and district affected, or the City in general.

The property is located north of the intersection of Wellington Drive and Catron Boulevard. In 2012, the South Dakota Department of Transportation completed improvements to Catron Boulevard in proximity to the requested rezone. The completed work improved utility services and traffic safety along Catron Boulevard, including turn lanes for residential development on Wellington Drive. In addition, the Catron Boulevard commercial corridor continues to develop to the north and east of the requested rezone. With the exception of the recently completed improvements to Catron Boulevard and the ongoing commercial development located at the corner of Catron and 5th Street, there are no substantially changing conditions in the area of the requested rezone.

The proposed zoning is consistent with the intent and purposes of this ordinance.

The Low Density Residential District is intended to be used for single-family residential development with low population densities. The Medium Density Residential District is intended to provide a zoning designation for land uses ranging from single-family to multi-family residential uses. The applicant has indicated that the property will eventually be developed as multi-family housing. The Planned Development Designation will serve as the tool to ensure that the development of the property occurs through the Planned Development process in order to ensure that when the property is developed, any potential adverse effects are mitigated to the greatest extent possible. The proposed zoning is consistent with the intent and purpose of the ordinance if approved in conjunction with a Planned Development Designation.

The proposed amendment will not adversely affect any other part of the City, nor shall any direct or indirect adverse effects result from such amendment.

Property to the west is zoned Medium Density Residential District in a Planned Development. Property to the north is zoned Park Forest District. Property to the east is zoned General Agriculture District. However, a request to rezone the property adjacent to the east from General Agriculture District to Medium Density Residential District is currently under review. Property across Catron Boulevard to the south is zoned Low Density

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Residential District in a Planned Development. The property is already located within a Planned Development Designation, ensuring that the property is developed through the Planned Development process. The Planned Development Designation will serve as the tool to ensure that when the property is developed, any potential adverse effects are mitigated to the greatest extent possible. It appears that the request to rezone the property from Low Density Residential District to Medium Density Residential District should not create an adverse affect on any other part of the City if approved in conjunction with a Planned Development Designation.

The proposed amendment shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan, and others.

The request to rezone the property to Medium Density Residential District will create an increase in the volume of traffic in the area. However, Catron Boulevard is identified as a Principal Arterial Street on the City's Major Street Plan, capable of handling high volumes of commercial and residential traffic. Pursuant to the Infrastructure Design Criteria Manual Section 2.17.1(2), any multifamily residential development consisting of 150 or more dwelling units must submit a Traffic Impact Study as a part of the development of the property. In addition, the South Dakota Department of Transportation has indicated that they will require a Traffic Impact Study upon development of the property. The applicant should note that if the anticipated multifamily housing development on the property is comprised of more than 150 dwelling units, a Traffic Impact Study will be required as a part of the Planned Development for the property. However, a Traffic Impact Study is not required as a part of this request to rezone the property. The Planned Development Designation will serve as the tool to ensure that a Traffic Impact study is submitted and all recommended improvements are made.

Public Works staff has noted that the property is serviced via an existing 8 inch water main. The applicant should note that the 8 inch main may limit the fire flows available for proposed development. The applicant must continue to address this issue with the City's Public Works Department and the Rapid City Fire Department as a part of the Planned Development process.

Based on the Future Land Use Plan identifying the property as appropriate for residential development, and the applicant's indication that they will develop the property through the Planned Development process, staff recommends that the request to rezone the property from Low Density Residential District to Medium Density Residential District be approved in conjunction with a Planned Development Designation.

Notification Requirements: The notification letters have been returned to Community Planning and Development Services for mailing. The sign has been picked up but as of this writing staff cannot confirm that the sign has been posted on the property. Staff will inform the Planning Commission at the September 26, 2013 Planning Commission if this requirement has been met. As of this writing, there have been no inquiries regarding this item.